

Know All Men By These Presents.

59-3-14
#1182

51-215

That Roger St. Amand of Winslow, County of Kennebec, State of Maine, and Robert F. Cosgrove of Waterville, County of Kennebec, State of Maine, d/b/a COST ASSOCIATES

009239

TRANSFER
TAX
PAID

in consideration of One Dollar and other valuable considerations

paid by Suthep W. Amphaiwan of Waterville, County of Kennebec and State of Maine, whose mailing address is P. O. Box 1708, Waterville, Maine

the receipt whereof we *do hereby acknowledge, do hereby*

give, grant, bargain, sell and convey unto the said Suthep W. Amphaiwan, his

heirs and assigns forever,

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
~~A certain lot or parcel of land~~

A certain lot or parcel of land with the buildings thereon situated in Waterville, County of Kennebec, State of Maine, and more particularly described as follows, to wit: Commencing at the point of intersection of the southeasterly corner of land now or formerly of Gilbert; the southwesterly corner of land herein conveyed, and the northerly boundary of Boutelle Avenue, so-called; thence N 29° 20' 15" E a distance of 100.14 feet to a point; thence N 60° 42' 30" W a distance of 70.30 feet to a point; thence N 29° 24' 45" E a distance of 101.43 feet to a point; thence S 60° 42' 30" E a distance of 154.29 feet to a point; thence S 27° 58' 40" W following the westerly boundary of Lantern Lane, so-called, a distance of 210.32 feet to the northerly boundary of Boutelle Avenue, so-called; thence N 60° 53' 00" W a distance of 88.90 feet to the point of beginning. Meaning and intending to convey and hereby conveying Lot No. 3 as depicted in a Plan of Cosgrove Subdivision dated February 2, 1987, and recorded in the Kennebec County Registry of Deeds in Plan E-87035.

Grantee, his heirs and assigns, is hereby granted an easement of ingress and egress over and along a right of way more specifically referred to as Lantern Lane, so-called, as depicted in the "Plan of Cosgrove Subdivision" dated February 2, 1987, as recorded in Plan #E87035.

It is understood and agreed that this conveyance is made and accepted and the realty is hereby granted on and subject to the following covenants, conditions, restrictions and reservations, which covenants, conditions, restrictions and reservations shall apply to and run with the conveyed land; all successive future owners and occupants shall have the right to invoke and enforce the covenants, conditions, restrictions and reservations applicable to this conveyance as the original parties hereto.

1. No building whatever, except a single private dwelling house with the necessary outbuildings, including a private garage, shall be erected, placed or permitted on the conveyed premises or any part thereof and such dwelling house permitted on the conveyed premises shall be used as a private residence only. The permitted dwelling house and the necessary outbuildings to be located on the conveyed premises shall be in a style or form or appearance to conform to the aesthetic values of the surrounding area.

2. Said lots shall not be subdivided.

3. No trailer, basement, tent, shack, garage, barn or other outbuildings erected in said subdivision shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

4. There shall be no leasing of undeveloped land.

5. No horse, cow, hog, goat or similar animals shall be kept or maintained on the premises conveyed. Domestic animals, such as dogs and cats, are excepted herefrom.

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6. No sign, billboard or advertising devices of any kind, except those used in any subsequent sale of the property conveyed by the within deed shall be placed or otherwise installed on any lot or building herein.

7. A home office in which clients or patients are seen on an informal basis may be allowed in said subdivision.

8. All parties shall have the right of ingress and egress from a right of way as depicted in the "Plan of Cosgrove Subdivision" dated February 2, 1987, as recorded in Kennebec County Registry of Deeds at Plan No. E-87035. Said right of way shall be used in common with other members of the public.

9. All of the lots shall have on display a lantern of appropriate aesthetic value to depict that it is part of Lantern Lane.

10. The minimum house value will be in the Ninety Thousand Dollar (\$90,000.00) range, excluding land value.

Meaning and intending hereby to convey the same premises conveyed to the Grantors herein by Warranty Deed of Robert F. Cosgrove and Marjorie A. Cosgrove dated April 20, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3335, Page 235.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Suthep W. Amphaiwan, his

heirs and assigns, to his and their use and behoof forever.

And we do COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Roger St. Amand and Robert F. Cosgrove d/b/a COST ASSOCIATES,

~~jointly and severally as Grantor and relinquishing and conveying right by descent and all other rights in the above described premises, have hereunto set~~

our hands and seals this 10th day of May in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered

in presence of

Margaret R Brann
To Beth

Roger St. Amand
Robert F. Cosgrove

State of Maine,
COUNTY OF KENNEBEC

} ss.

May 10, 1989

Personally appeared the above named Roger St. Amand



and acknowledged the above

instrument to be his free act and deed.

Before me,

MARGARET R. BRANN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 18, 1995

Margaret R Brann
Margaret R Brann

ATTEST
Margaret R Brann
REGISTER OF DEEDS

1989 MAY 12 AM 9:00

RECEIVED KENNEBEC SS.